



VENTURANZA DEL VERDE COMMUNITY ASSOCIATION NEWSLETTER

MAY 2015

A MESSAGE FROM YOUR PRESIDENT

I hope you are all have enjoyed this last month. We have a new landscape vendor but you will be pleased to know that Ramon is still the onsite landscaper and will continue to do the terrific job he has always done.

The parking committee has scheduled meetings and is sending forms for us all to fill out. Please complete them so they can best come up with solutions to our parking issues. Without the required information I'm afraid that they will not be able to function properly.

Also, please, please slow down when driving through the neighborhood. We have no sidewalks and more than once my little Chihuahua and I have had to dodge distracted speeders when crossing into our courtyard. Let's keep our children safe and me too!

We are having an issue with plants again. Remember that porches and balconies are "Common" areas and as such regulated by the Association. A few plants are good; a menagerie is excessive and will incur fines. Please be prudent when decorating your porches and balconies.

Until next time.

- George Waibel, President

BOARD MEETING MAY 21

The Board met on May 21. Homeowners discussed problems with the pool and spa, the \$360 monthly assessment, and the parking situation. The Board approved April receipts of \$32481 and expenditures of \$29000. Receipts to date total \$97754 while year-to-date expenditures total \$83364. At the end of the first quarter of the fiscal year, our operations expenditures are substantially under budget. A Parking Committee report reviewed the parking problem. It recommended changes in the parking rules, an interim soft enforcement program to clear the courtyards, and the development of a parking permit system. That system can't be designed until the number of VDV vehicles is clarified. The Board put the proposed rule changes on the June Board agenda, and deferred further discussion of parking policy or enforcement until June. The present VDV Web site (<http://gwpm.com/VDV/VDVindex.htm>) has been updated. A fully revised web site is being designed, and may be up within two or three months. A County inspection has disclosed minor problems with our pool and spa. The Board reviewed a draft *Maintenance and Repair Responsibility Matrix* showing the responsibilities of unit owners and the Association as determined by the CC&Rs or California law, and directed that it be posted on the Association Web site when it is finalized. The annual retainer agreement with Cane, Walker & Harkins for legal services was renewed. The Board tabled a \$1600 contract with B&S Landscape for landscape modifications until the next month; it approved a \$1990 bid from Peterson's Tree Works for trimming of the palms in the pool area. The Board reviewed several correspondence exchanges and deferred immediate action. It authorized Robert Price to contact David Kane, our principal attorney, to review the history of the parking conflict with TDV. Kathryn Hinton, TDV's manager at Keystone Property Management, has suggested to both Robert Price and Louis Mahoney that the TDV board might invite them to a board meeting in July or after. The Board discussed legal matters in executive session, and then adjourned.

REPORT OF VDV PARKING COMMITTEE

The VDV Parking Committee met Thursday, May 14 to review the parking problems.

The 32 outdoor spaces at VDV fill up about 5 PM, and latecomers park in courtyards, sometimes blocking neighbors' garages. Many units have more than two cars. Other residents may not park two cars in their garage as required by the CC&Rs. Some Tustin Del Verde residents park here in lieu of obtaining a TDV permit. A different problem has recently appeared: commercial vehicles are being parked overnight in the VDV common area in violation of the CC&Rs. Both courtyard parking and commercial vehicles are towable under VDV rules, but since the Board has a no-tow policy and fines rarely, the problems continue. The courtyard parking situation creates safety hazards and annoyance to residents.

TDV has an aggressive parking control policy. TDV has about 114 outdoor parking spaces for its 178 units. The TDV board issues a permit for outdoor parking of a third car after a garage inspection. The total permits issued there are reportedly less than the spaces available.

Some years ago VDV had a vigorous parking enforcement policy, but stopped it due to resident complaints about aggressive enforcement and excessive towing about the time that TDV began its permit program. The then-Board managed this program itself, and many complaints were generated by perceived harshness in enforcement contacts. Considerable ill will ensued, and eventually generated vandalism against a Board member. Towing was halted about this time. Subsequent changes in the Board caused Board members to disengage from personal involvement and rely on fining violators when recommended by the management company.

The Committee observed that VDV's Parking Rules are outdated. They recommended an immediate cleanup of awkward language, revisions to require registration of all vehicles kept on VDV property, and emphasis that residents' commercial vehicles may be parked on the property only within their garages. Their report forwarded specific changes to the Board for its consideration. The Board agenda'd the revised rules for its June meeting. The Committee may propose other rule changes later as the number and nature of outside-parked vehicles are determined and the outline of a desirable parking program emerges. Revised owner contact forms have been approved to gain emergency contact information; when circulated, these can gather information for complete registration of all vehicles belonging to VDV residents.

The Committee recommended the Newsletter and the Web site remind residents that VDV's CC&Rs require a resident's first two cars to be parked in their garage. The Board should warn and then fine residents who block neighbors' garages, and cite and fine residents parking commercial vehicles in violation of the CC&Rs. The Board will discuss these at its next meeting.

The Committee recommended that a permit system be developed when more information is available. This permit system will require enforcement by a security service, and this cost must be considered in designing the permit process. The Board should consider a monthly fee for parking that will at least defray the cost of enforcement, and perhaps to generate a small contribution to ease the current reserve deficit.

The Committee agreed that towing should be reserved for egregious cases, and should not be employed at present for any VDV resident. It recommended the Board should continue to discipline parking offenders with warnings followed by appropriate fines when necessary to discourage violations of the Association's rules.